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6 Oldham Drive, Spalding PE11 3XZ

£220,000

BELVOIR!



Key Features

- > SEMI DETACHED PROPERTY
 - > THREE BEDROOMS
- > KITCHEN AND FAMILY ROOM
 - > LOUNGE
- > OFF ROAD PARKING
- > LARGE REAR GARDEN
 - > Tenure: Freehold
 - > EPC rating C

Belvoir incorporating Munton and Russell are please to offer for sale this well presented semi detached home situated in the popular village of Pinchbeck. The village offers a wealth of amenities and yet only a short drive to the Market Town of Spalding. The property benefits from off road parking and a large rear garden with the property and rear garden approaching 0.20 acre STS with additional grassed area to the front. The accommodation in brief comprises of, entrance hall, lounge, kitchen/dining/family room, bathroom. To the first floor, three bedrooms.



ENTRANCE

Storm porch over, UPVC double glazed door, stairs to first floor landing.

LOUNGE

12'10" x 13'5" (3.9m x 4.1m)

UPVC double glazed window to the front elevation, inset burner with hearth, radiator. Door to under stairs storage cupboard with window to side elevation, wall mounted boiler.

INNER HALL WAY

Access to:

UTILITY

4'9" x 6'11" (1.4m x 2.1m)

Plumbing for washing machine, wall mounted units.

BATHROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, P shape panelled bath with shower attachment over, radiator/heated towel rail.

KITCHEN AREA

8'0" x 9'11" (2.4m x 3m)

Range of fitted base and wall units, built in oven hob and chimney style hood over, ceramic sink unit with mixer taps over, radiator.

Opening to:

FAMILY/DINING ROOM

16'4" x 17'2" (5m x 5.2m)

Roof light, UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the side elevation. (L shaped room maximum measurements)





FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, radiator, access to loft space.

BEDROOM 1

9'0" x 17'3" (2.7m x 5.3m)

UPVC double glazed window to the front elevation, radiator. (maximum measurements)

BEDROOM 2

8'10" x 11'9" (2.7m x 3.6m)

UPVC double glazed window to the rear elevation, storage cupboard, radiator.

BEDROOM 3

8'7" x 7'11" (2.42m x 2.62m)

UPVC double glazed window to the rear elevation, radiator.

EXTERNALLY

Open plan to the front with feature gravel area, gravel drive leading to the rear.

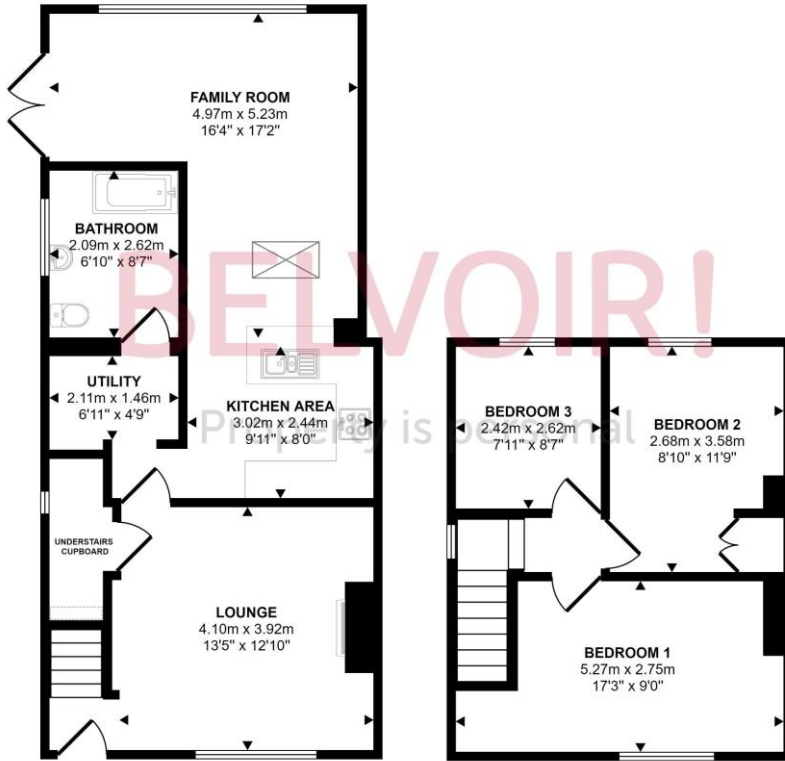
Additional lawned area to the front of the property.

REAR: to the immediate rear of the property is a further gravel area leading to the main garden. The rear garden is partitioned in to three areas all lawned with mature planting.





Approx Gross Internal Area
95 sq m / 1022 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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01775 722475